



Economic Development Committee Meeting Minutes

Scappoose City Hall, 33568 E Columbia Ave., Scappoose, OR 97056

June 15, 2023 12:00 – 1:30 pm

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: <https://youtu.be/8WqCHYM77D4>

Attendees: Chair Christine Turner, Vice Chair Brian Rosenthal, Paul Fidrych, Sean Findon, David Sideras, Karl Fenstermaker, Andrew LaFrenz, Wela Negelspach, Rand Brown, Nancy Ward, Heidi Ralls, Jeff Weiss, N.J. Johnson, Laurie Oliver Joseph, Mayor Joe Backus

Absent: George Hafeman

1. CALL TO ORDER

The meeting was called to order at 12:01 PM by Chair Christine Turner.

1.1 Meeting Agenda

Vice Chair Brian Rosenthal made a motion to approve the June 15, 2023 agenda. David seconded. The motion passed unanimously.

1.2 Meeting Minutes

David: I have a comment on the minutes. I'd like to change the format of them because they are presented as a transcript, which would lead one to believe that everything that's said in the meeting is captured in the minutes. I feel there were some emotions from last meeting that aren't captured here.

NJ: As a result of the staff time it takes, the City as a whole is transitioning away from transcript style minutes and going more to a meeting notes type of expectation. Due to a number of circumstances, I had to provide transcript style minutes for the April 20, 2023 EDC meeting and it was over 20 pages and took me over 7 hours to complete. This isn't something staff has the time to do every month for every meeting.

Vice Chair Brian Rosenthal: NJ, isn't the meeting recording available online?

NJ: That's correct.

Chair Christine Turner: That should be sufficient then.

Vice Chair Brian Rosenthal: I agree.



Paul: Moving forward, can we put the link to the meeting recording in the minutes document?

NJ: That's reasonable. You could make a motion to approve the minutes with the link added.

Paul: I move to approve the May 11, 2023 minutes with the YouTube link added to these minutes and every minutes document for EDC going forward.

Sean: I second.

The motion passed unanimously with no abstentions.

David: I know the minutes are meant to capture a flavor of everything but I feel there were several omissions.

NJ: Objections to the minutes need to be made when you're considering approval of the minutes.

Vice Chair Brian Rosenthal: Do you have a specific list of items that should've been included?

David: No.

Vice Chair Brian Rosenthal: Given that we don't have a specific list, I think we should just move on given that the YouTube link will be included.

Chair Christine Turner: I agree.

1.3 Public comment

No written or verbal public comment was provided.

2. NEW BUSINESS

2.1 Community Partner Updates

- Columbia Economic Team - Wela
 - Been in meetings with Cascades to discuss next steps and their plans to sell. Collaborating with PCC to help employees transition.
 - CET Branding Project has kicked off and currently in the discovery process interviewing various stakeholders from all corners of the county.
 - Keep it Local Columbia County



- The new website is up and running. It is free to all businesses and organizations and the hope is to have it be the main directory for the county.
 - Currently working on an app that will tie to the website expanding and enhancing the searchable capability of the website.
- Downtown Destination Workshop
 - About 20 participants from the County consisting of both private and public entities.
 - Action planning sessions had:
 - Pop-up seasonal farmer's market enhancements
 - Mural trail project
 - "Strut with Ease"/downtown walkability initiatives
- City Council - Andrew and Joe
 - Monday, June 19th Council will review the Urban Renewal Agency budget.
- Columbia County
 - *No update provided.*
- OMIC R&D
 - *No update provided.*
- PCC OMIC - Rand
 - Hosting a hiring event for Cascades employees who have lost their jobs due to the closing.
 - Hiring a Student Outreach Coordinator.
 - Discover Manufacturing class is starting this month.
 - Columbia Works internship starting July 1st.
 - The Fab Lab is up and running.
- Port of Columbia County - Nancy
 - The Port has a new Finance Director.
 - We worked with NJ and the City to film some of the airplanes arriving and departing the Scappoose Airport.
 - Working on through the fence arrangement with incoming development surrounding the Airport.
 - Nick Sorber was recently elected and is our newest Port Commissioner.
- Columbia River PUD - Heidi
 - The Board will consider a \$2,000 grant for Movies in the Park on Tuesday.
 - The Board will consider authorizing us to go out to bid for a sidewalk on East Columbia Avenue.
- Scappoose Public Library - Jeff
 - All six electric vehicle chargers are running and in use.
 - Summer reading starts Saturday. We are expecting 600-650 kids participate.



- Movies in the Park is in August.
 - PSU has helped us make available GIS software to anyone interested in making maps of Columbia County.
 - 20 participants in the walking program.
- City of Scappoose - Laurie and NJ
 - Signed the final construction plans for the Food Cart Pod.
 - 37-lot residential Subdivision going to Planning Commission on June 22nd.
 - Received an inquiry meeting application for a 24-unit apartment complex off Seely Lane.
 - Received a pre-application conference application for a 3-restaurant complex. The only one that they have confirmed to us is Taco Bell.
 - Peak Performance Gym is officially open now.
 - Pre-application conference for a private storage unit is scheduled for June 29th.
 - Next 50-Year Plan Committee meeting is on August 1st. We'll be looking at land use efficiency measures, Comprehensive Plan amendments, and possible areas to rezone. Meeting after that will look into a potential UGB expansion.
 - Filmed most of what we need for community video on May 23-25. We will continue filming June 20th to get areas that have a lot of people since school will be out then.
 - Urban Renewal Agency meeting will be on August 7th to establish criteria for the Urban Renewal grant program.
 - Working with Columbia River PUD, Columbia Economic Team, and Port of Columbia County on an industrial marketing brochure to advertise the County's available and buildable industrial land. CET maintains an industrial land inventory.

Paul: I'd like for us to think about something in terms of economic development. We have a lot of strip mall style restaurants along Highway 30 that don't have a lot of character. This 3-restaurant development just adds to that. Is that what we want our town to look like from a vision perspective? Also, how do other cities suspend this type of development?

Laurie: The City doesn't have the ability to tell private landowners what they can and cannot build with that level of specificity. It's possible that these cities you mention are purchasing property and then dictating what goes there that way.

Paul: We could prohibit restaurants with driveways. My question is do we want to?

Vice Chair Brian Rosenthal: I think it's premature because we don't yet have enough variety. Some more food options would help keep people here instead of going to Portland or Hillsboro on the weekends. I'm also just nervous about adding layers of



government. We could look into some architectural standards but we want to have an open atmosphere for business and I think this pushes us in the wrong direction.

Jeff: These fast food restaurants keep coming here because of the demand of drive-through traffic. Every single restaurant in town with a drive-thru is full at all hours of the day.

Chair Christine Turner: How and when should we discuss this?

Laurie: It would be an amendment to the Scappoose Development Code and we could discuss it at any time.

Vice Chair Brian Rosenthal: There are already restrictions on drive-thru restaurants and ODOT would be involved.

2.2 Update on Destination Downtown: Columbia County

Wela: There was a lot of great ideas and collaboration from all communities within Columbia County. Some ideas that rose to the top were a pop-up market, murals in downtown, and increasing walkability. If you attended, please complete the survey. What did those of you who attended think of the event?

Chair Christine Turner passed out a summary of the Destination Downtown event. This will be attached to these minutes as an appendix.

Chair Christine Turner: It was great. Both days were very well attended and it was nice to see all of the different cities working together.

Laurie: Are these identified projects that might receive funding?

Wela: That is our hope.

NJ: I thought it was a great event. My biggest take-home impression was that the projects and initiatives that we identified are all more within reach in terms of cost and capacity than downtown development is usually regarded as.

Paul: How can Scappoose get in on some of the grant funding that's been going out to cities by Main Street Oregon?

Laurie: Essentially, we would need a local non-profit to act as the main street coordinator since this typically isn't done by City staff. We're part of the Main Street program but we're the lowest tier so we can't apply for most grants.

Wela: To get to the higher levels, Scappoose would have to have a higher number of historic buildings.

Laurie: We don't have many.

Paul: The City of Sandy recently started a grant for outdoor dining where the restaurants have to fit the Sandy look and feel. How can we do that?



Laurie: First, we need a funding source. Then, we need to evaluate if that would work here. For instance, we would want to look at our sidewalk width and building orientation. At least at one point, this Committee had a budget to support various projects like this. I can look into the EDC's current budget and get back to you.

2.3 Update on Branding RFP

NJ: Staff will be presenting a draft scope of work for the branding project RFP on August 21st. It will incorporate the ideas we've gathered from the multiple EDC and Council meetings we've had on this topic for Council's feedback. We have been directed by Council to move a little faster than originally planned, which means we will be getting a consultant team on board and kicking off the project sooner.

2.4 Downtown Overlay Standards

NJ: I want to give an overview of what the Downtown Overlay is, where it is, how we apply it, and what policies are currently on the books. Every city zone has permitted uses and dimensional requirements that regulate development. The Downtown Overlay acts like a zone that takes precedent over the underlying zone. The overall purpose of the Downtown Overlay is to create a safe, walkable, and attractive hub for consolidated commercial activities. The Downtown Overlay is primarily situated west Highway 30 along NW/SW 1st Street between EM Watts Rd. & Scappoose Vernonia Hwy and then east of Highway 30 along NE/SE 1st and 2nd Streets between NE Williams and SE Santosh & along E Columbia Ave. to NE 4th St./West Lane Road. The Downtown Overlay has a number of design and aesthetic standards in your packets.

Chair Christine Turner: Is it possible to enforce the Downtown Overlay standards on existing buildings?

Laurie: There are triggers that enforce these. For instance, if a building has major alterations, they would have to comply.

Vice Chair Brian Rosenthal: As someone who's built in the Downtown Overlay and been part of recent revisions to the Code, please don't go too far as to make it too expensive to develop. Also, there are already provisions that allow for reduced parking and I would encourage us to not go any further.

NJ: When you all go to a downtown area you like, what is it that you like about it?

David: Every building in Bologna, Italy is required to have a portico in the front. Amsterdam has canals. In general, scale of the building, creating an inviting environment, having rest areas that don't attract nuisances, and close to sidewalks.

Chair Christine Turner: I like things that make a downtown attractive like flowers, signage, and businesses that would bring me to the area.



Karl: I like when sidewalks have a planter strip between the walking area and the road. It makes me feel safer about my kids.

Sean: I like having options. Outdoor dining, indoor dining, comedy clubs all within a 3-4-block radius.

Paul: I agree with what's been said.

David: There are some unintended consequences with this kind of code work. For example, having very transparent windows against someone running on a treadmill or by a bathroom door. I'd add a process for a variance from the Code.

Jeff: I'd like to see planned areas where there is no traffic.

Laurie: There were a lot of places in Portland that did that during the pandemic. There isn't really a street near our downtown where that would make sense for Scappoose since the businesses do rely on the areas for parking and arriving customers.

Chair Christine Turner: In the interest of time, I'd like to wrap this up.

Laurie: That works. We can continue this conversation at our next meeting.

David passed out information on the Tualatin Town Center Plan. This can be found here: <https://www.tualatinoregon.gov/planning/tualatin-town-center-plan>

ANNOUNCEMENTS AND NEXT MEETINGS

- Announcements
 - Scappoose Farmer's Market
 - Every Saturday starting May 13th, goes from 9:00 am - 2:00 pm, SE 2nd Street near E Columbia Avenue intersection
 - Urban Renewal Agency/Economic Development Committee Joint Meeting
 - Monday, August 7, 2023 at 6:00 pm
- Next meetings
 - July 20, 2023 at 12:00 pm
 - August 17, 2023 at 12:00 pm
 - September 21, 2023 at 12:00 pm

3. Meeting Adjourned at 1:30 pm.